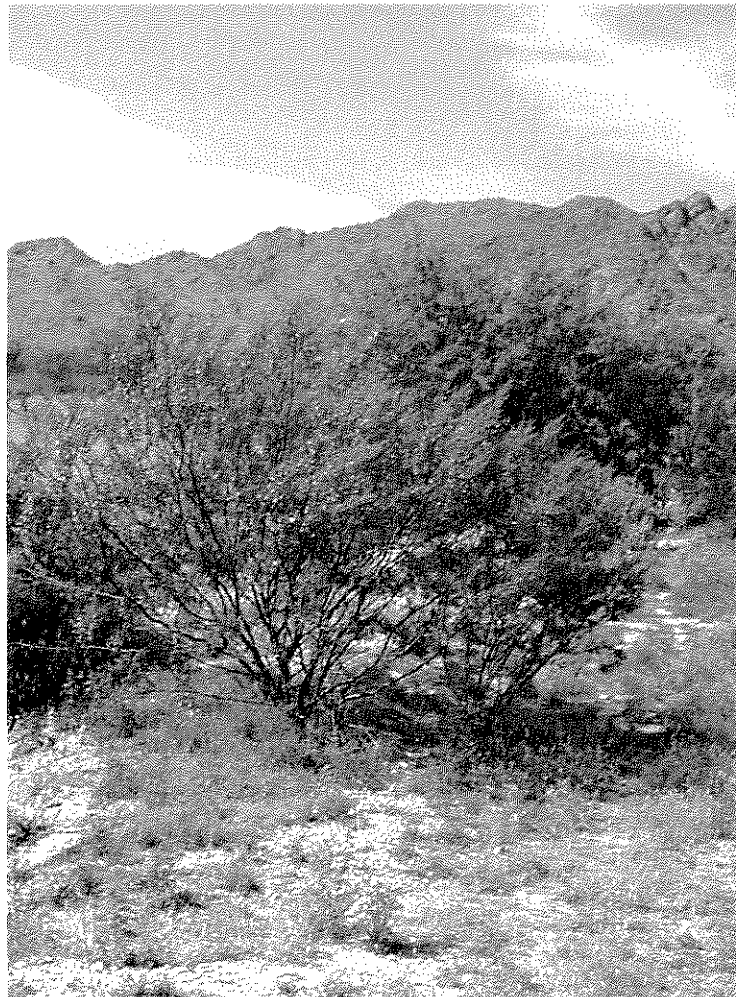


FOOTHILLS 40

PLANNED AREA DEVELOPMENT

ADOPTED PAD 06-173

FEBRUARY, 2007



CITY OF SURPRISE	
PLANNING AND ZONING DEPARTMENT	
A P P R O V E D	
Case No.:	<u>PAD06-173</u>
P&Z Comm. Approval:	<u>1.16.2007</u>
City Council Approval:	<u>2.22.2007</u>
B.O.A. Approval:	_____
Stipulations:	<u>A THRU D</u>

RECEIVED
MAR 08 2007
COMMUNITY DEVELOPMENT

Foothills 40

PAD Application

TAC Submittal: March 2006
Final TAC Submittal: August 2006
Hearing Submittal: September 2006
Approved PAD Submittal: February, 2007

PAD Case Number: PAD06-173

Prepared By:
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Project File Number 0546.2

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**PLANNED AREA DEVELOPMENT ZONING
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Foothills 40
PAD APPLICATION

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PROJECT TEAM

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Adopted PAD06-173 STANDARD STIPULATIONS:

- a) Major changes to this P.A.D. with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to the P.A.D. may be administratively approved by the City Manager and the Community Development Director.
- b) The applicant shall submit a Written Response to Stipulations. The Response to Stipulations shall consist of a written response to the approved stipulations and five (5) copies of the P.A.D. document revised as necessary to comply with these approved stipulations. Said submission must be under one (1) transmittal package and shall be submitted within fifteen (15) days of City Council approval.
- c) All infrastructure shall be constructed pursuant to the provisions of 16.20 of the Surprise Municipal Code or an approved development agreement, whichever applies.
- d) The applicant shall include these stipulations (STANDARD) and all necessary revisions to text and exhibits in the final P.A.D. document.
- e) All items to which the P.A.D. document commits within the Design Guidelines compliance section of the zoning document are hereby stipulated.
- f) By its submittal of the P.A.D. the applicant – as landowner – agrees and approves in writing to the open space designated in the approved P.A.D. plan.
- g) The lighting standard for the project shall be subject to further review and approval by the Community Development Director, and the applicant shall comply with any adopted lighting standards that exist prior to the Final Plat approval.
- h) Pending verification of a City approved Integrated Water Master Plan (IWMP) and a guarantee of a 100-year assured water supply.
- i) All off-site sewer infrastructures must comply with the most current City of Surprise Integrated Water/Sewer Master Plan.
- j) All public notice signs shall be removed from the site immediately following final **decision** by the Planning and Zoning Commission of City Council as applicable. A signed Affidavit of Sign Removal shall be included within the Stipulation Response Package.
- k) Prior to the approval of any Preliminary Plat, the developer shall enter into an agreement with the Dysart Unified School District that addresses the impact of the development on the school district.
- l) Prior to the issuance of the Grading Permit, a copy of Maricopa County Flood Control District letter of CLOMAR approved and accepted is required.

- m) The applicant is responsible for any revision and modification to the preliminary plat as a result of CLOMAR action by MCFCF.
- n) The design product needs to comply with the current codes adopted by the City of Surprise at time of Building permit submittal.
- o) All land use maps and references to land use maps will be updated to reflect the most current adopted General Plan.

INTRODUCTION AND EXECUTIVE SUMMARY

Foothills 40 is an approximate 38 acre site located within the City of Surprise. A major portion of the property is located within the Trilby Wash, with the entire property currently within the floodplain. The property is proposed for PAD zoning with a Low Density Residential (LDR) land use category over the future developable land to the south and an Open Space (OS) land use designation within the Trilby Wash areas. The purpose of the LDR zone is to provide for low density residential development with up to five (5) dwelling units per acre, as well as to provide for a water campus to serve this property and surrounding developments. The LDR land use category is designed to allow economical use of land while creating an attractive, functional and safe residential environment. The purpose of the OS land use category is to preserve the Trilby Wash primarily as natural open space while providing recreational opportunities and regional trail connections through the property.

The 38 acre parcel is a square parcel generally bounded by the Beardsley Road alignment to the north, 203rd Avenue alignment to the west, ¼ mile north of Yorkshire Drive alignment to the south, and 201st Avenue alignment to the east. The subject property falls within the City of Surprise jurisdictional limits. Surrounding property generally consist of land owned by the State of Arizona, Maricopa County, and various private land owners. The subject site is primarily vacant with few abandoned buildings and Trilby Wash traversing the north side of the property. The subject site drains to the northeast into the Trilby Wash.

Foothills 40 is planned to provide low density residential development of up to five (5) dwelling units per acre, and related uses consistent with the LDR land use category as defined within this PAD. The proposed surrounding land uses of commercial and mixed use residential (Surprise Foothills East PAD) will further support the integration of a LDR development. The Trilby Wash corridor to the north of the subject site provides an adequate buffer to the existing landfill and future employment uses to the north. Scenic view corridors will be prevalent through the project because of the natural desert wash. The individual neighborhood sense of place for this parcel will be established through the subdivision design configuration, location of open space, pedestrian sidewalks and trails, product type, architectural style and landscape theme.

The Surprise General Plan currently designates the site as Employment, although a minor General Plan Amendment has been filed concurrent with this PAD to change the land use map to Open Space and LDR, consistent with this PAD. The minor General Plan Amendment proposes to reduce the land use intensity from Employment to Low Density Residential and Open Space consistent with the PAD immediately to the west. The site falls within Special Planning Area 3 (SPA 3). SPA 3 is bounded by Jomax Road to the north, Grand Avenue and the McMicken Dam to the east, White Tank Mountain Regional Park to the south, and the Town of Buckeye to the west. The primary goal of SPA 3 is to preserve the White Tank Mountains foothills area on the south side of Sun Valley Parkway. SPA 3 also anticipates taking advantage of the various wash corridors, including the Trilby Wash by providing future trail systems.

Ingress and egress to the property will occur from 203rd Avenue alignment. Sun Valley Parkway will provide regional access to the community. Foothills 40 has a major wash

corridor (Trilby Wash) traversing the northern edge of the property in a northwesterly to southeasterly direction. The development limits associated with the wash are reflective of the Wittman Area Drainage Master Plan and engineering analysis which provides an initial look at probable development limit lines as necessary to recognize and address the potential for erosion and wash migration. The exact location of the development limit lines will be determined at the time of plat as more detailed hydrologic analysis is prepared.

A. LOCATION AND REGIONAL CONTEXT

1. Property Description and Location

The 38 acre parcel is a square parcel generally bounded by the Beardsley Road alignment to the north, 203rd Avenue alignment to the west, ¼ mile north of Yorkshire Drive alignment to the south, and 201st Avenue alignment to the east. The site consists of vacant, desert lands with an abandoned paint ball recreational facility on the south side of the property.

2. Property Legal Description

PARCEL 503-77-009-B

Northwest ¼ of the northwest ¼ except the north 55 feet of Section 29,
Township 4N, Range 2W.
Approximately 38 acres

3. Surrounding Property Ownership

The property ownership pattern within the area is provided on **Figure 2, Property Ownership**. Property ownership within the site is owned by a private land owner. Property to the east and south is generally comprised of large parcel, private land holdings. Property to the west is owned by the State of Arizona, and property to the north is owned by private land owners and Maricopa County. All surrounding land is presently undeveloped.

4. Regional Facilities

Figure 3, Regional Facilities Map, depicts the relationship of Foothills 40 to existing fire stations, schools, school district boundaries, libraries, and other facilities in the area.

a. Municipal Boundaries

The Foothills 40 property is entirely within the City of Surprise jurisdictional boundaries. **Figure 1, Area Vicinity Map** shows the location of the property in relation to the City of Surprise jurisdictional boundaries.

b. Existing Land Use Plans

1. Surprise General Plan

The Foothills 40 property is located within the planning and development jurisdiction of the City of Surprise. The Surprise General Plan Land Use Map identified the property as Employment; however, a minor General Plan Amendment has been filed concurrent with this PAD to change the land use map to Open Space and LDR, consistent with this PAD.

2. Special Planning Area

In order to effectively plan for the 228 square mile planning area, five smaller Special Planning Areas are identified within the General Plan. The proposed Surprise Foothills East project is located within Special Planning Area 3 (SPA 3).

SPA 3 is bounded by Jomax Road to the north, Grand Avenue and the McMicken Dam to the east, White Tank Mountain Regional Park to the south, and the Town of Buckeye to the west. The primary goal of SPA 3 is to preserve the White Tank Mountains foothills area on the south side of Sun Valley Parkway. SPA 3 also anticipates taking advantage of the various wash corridors, including the Trilby Wash, by providing greenways and trail connections as future development occurs.

3. 211th Avenue and Sun Valley Parkway (Growth Area)

This growth area is bounded by the Northwest Valley Landfill on the east, Sun Valley Parkway to the south, 219th Avenue to the west, and the Volvo Proving Grounds and Luke Air Force Base Auxiliary Field #1 to the north. The area is an important residential center for SPA 3 with a mix of medium, medium-high, and high-density residential designations. Target densities indicate approximately 20,000 people residing in this area.

4. White Tank Mountain Regional Park

The White Tank Mountains Regional Park, operated by Maricopa County, is located approximately 2 miles to the south of the subject property. The main entrance to the park is located at 13025 N. White Tank Mountain Road in Waddell, Arizona, 85340. This park will be a major recreational amenity to future residents in the area.

c. Regional Transportation Planning

1. Existing and Planned Roads

The Surprise General Plan identifies various existing and planned roadways within the area. Sun Valley Parkway is the only existing roadway within the area, providing regional access from I-10 to the southwest and to other west valley cities to the east. Grand Avenue also provides regional access throughout the valley and is located approximately 7 miles southeast of the site. Future planned roadways within the immediate area include Yorkshire Drive, Beardsley Road, and Deer Valley Road in an east/west direction, and 203rd Avenue, 195th Avenue, and 211th Avenue in a north/south direction.

2. Transit Service

There is no existing transit service within the area. Future transit routes within the vicinity of the property include routes along 227th Avenue, 211th Avenue, Sun Valley Parkway, and Deer Valley Road.

3. Bicycle and Multi-Modal Plan

The City of Surprise General Plan includes a bicycle and multi-modal transportation plan. Bicycle lanes are currently provided within Sun Valley Parkway, and are planned along 203rd Avenue.

d. Other Land Use Impacts

1. Luke Air Force Base

203 Avenue @ Trilby is not located within a zone of influence of any significant Phoenix metropolitan area civilian airports. The property is approximately 2 miles outside and south of the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone", and partially within the "territory in the vicinity of a military airport" for both Luke AFB Auxiliary Field #1 and Luke AFB, as defined by A.R.S. § 28-8461. Based on the Luke AFB Graduated Density Concept (GDC), this development meets the guidelines of the GDC related to densities. Since the development is in close proximity to the Luke AFB Auxiliary Field #1, it will be subject to approximately 13,000 flight operations per year as low as 1,500 feet above the ground. As such, a notification program consistent with the recommendation defined within the Luke AFB web site will be used to provide disclosure to prospective purchasers of property within this development.

2. Volvo Proving Grounds

The 1,200 acre Volvo Proving Grounds is located approximately 2 miles to the east of the property. The operation of this facility is not expected to impact the project site and no notification requirements are anticipated.

3. Northwest Regional Landfill

The 1,200 acre landfill is located approximately 1/2 miles northeast of the property. Access to the landfill is from Grand Avenue to the northeast, while access to this development will be from the south. Additionally, the prevailing wind patterns are to the east, and therefore, we do not believe this facility will have any adverse impacts on the proposed development.

4. Arizona State Trust Lands

A substantial amount of Arizona State Trust lands are located within the vicinity of the property. Large tract of State Trust lands are located to the west and north of the property.

e. School Districts

The Foothills 40 PAD is located in the Dysart Unified School District. The closest public elementary school within the Dysart School District is Cimarron Springs Elementary, located approximately 6 miles east of the property. The closest High School is Willow Canyon High School, located approximately 4 miles southeast of the property. However, various new

schools are planned in the area as part of numerous PAD's currently in the planning stages.

f. Water and Wastewater Services

The Foothills 40 PAD is located within the Special Planning Area 3 (SPA3) in the City of Surprise, Arizona. Foothills 40 is to follow the WSLG Potable Water Master Plan and the Wastewater Master Plan prepared by CMX, Inc. which reflects minor revisions to the City Master Plans regarding the specific locations of potable water reservoirs and sewer interceptor lines within SPA3; however, the WSLG Master Plans comply with the overall design criteria cited in the City Master Plans.

g. Refuse Collection Districts

The property and surrounding area is currently vacant and there is no refuse collection service. However, as the property is entirely within the City of Surprise jurisdictional limits, Surprise will provide refuse collection service for the property.

h. Fire Department

As the property is located entirely within the jurisdictional limits of Surprise, the city will provide fire service to the property. The closest fire station is Fire Station #2, located approximately 10 miles from the property at Union Hills and Grand Avenue. However, various new fire stations are planned in the area in accordance with the WSLG and will provide adequate service to this property.











i. Law Enforcement Service

As the property is located entirely within the jurisdictional limits of the City of Surprise, the city will provide police protection service to the property. The closest police station is located at 13063 W. Bell Road at Dysart Road, approximately 11 miles from the property.

Zoning Exhibit

Figure 1
Regional Vicinity Map and
Municipal Boundaries

Legend

-  Project Site
-  Under Construction
-  Future Developments
-  Proposed (Not Approved)
-  County
-  Bureau of Land Management
-  State Trust Lands
-  City Boundary
-  Luke AFB and Aux 1 Noise Contours
-  City of Surprise General Planning Area

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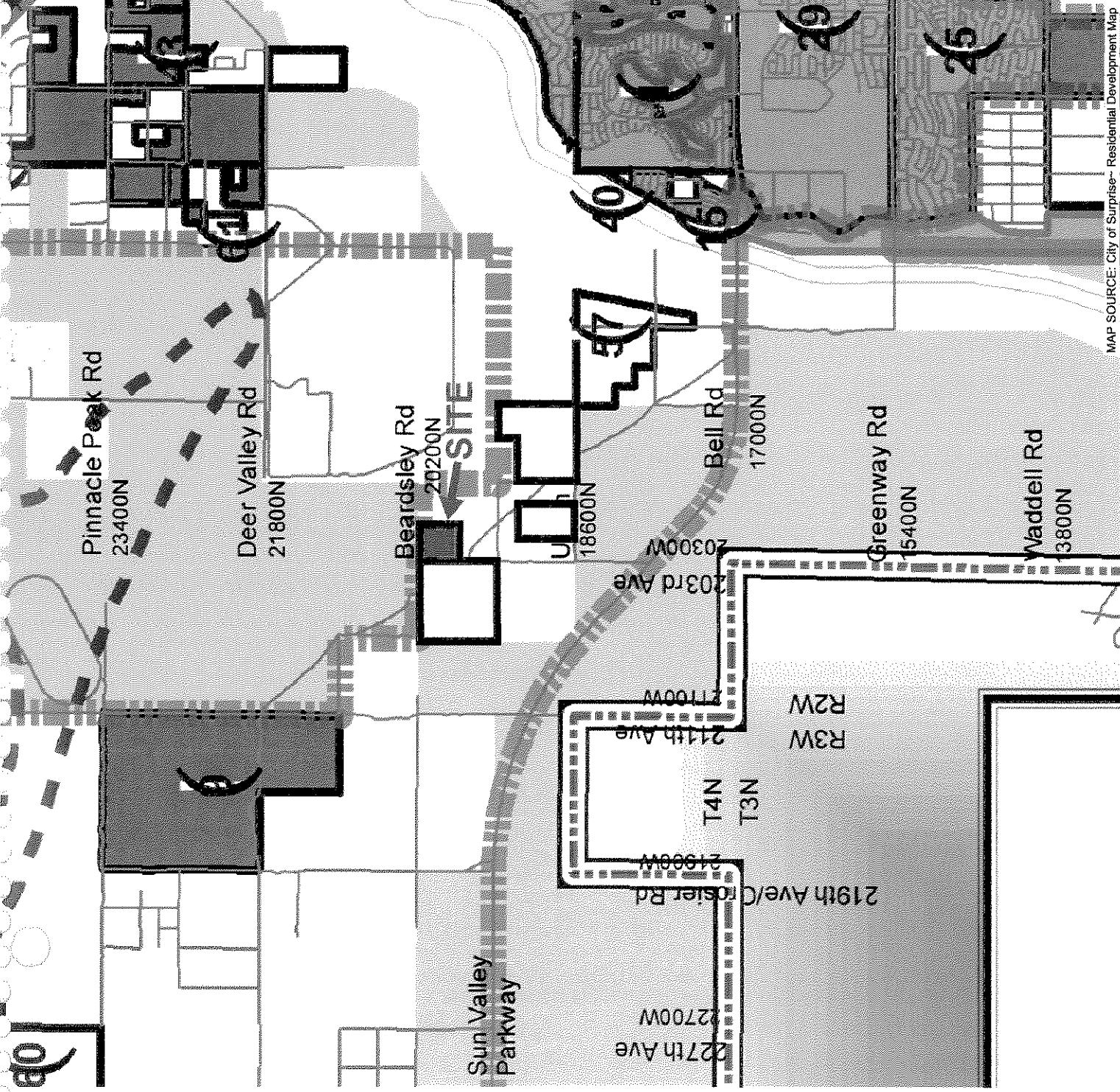
Date: 01.24.06
Drawn By: DM
Revised: 03.29.06



Not To Scale



Master Planned Communities
Site Planning & Design
Environmental Analysis
Landscape Design
7002 East Main Street
Suite 100
Phoenix, AZ 85004
Phone: (602) 994-0004
Fax: (602) 994-1502
www.lvaaz.com



Zoning Exhibit

Figure 2
Property Ownership

Property Boundary
State Trust Land



On-Site Parcel Owners

Parcel #
A. 503-77-009-B
Owner
Roger & Carol Learned

Off-Site Parcel Owners

Parcel #
1. 503-78-006-B
Owner
PEM Investments LLC
2. 503-78-005
Matthew Makaus
3. 503-78-002
Carolyn Colangelo
4. 503-78-003-D
Earl Galar & Susana Rocamora
5. 503-78-003-C
Ray Degellis & Sandra Hellinghead
6. 503-78-003-H
Guare Company LLC
7. 503-78-003-G
Carolyn Colangelo
8. 503-78-004-B
Matthew Makaus
9. 503-78-004-A
Matthew Makaus
10. 503-78-004-C
Matthew Makaus
11. 503-77-013-A
Gibbert & Linda Elias
12. 503-77-010-A
John & Marcella Barch
13. 503-77-010-B
Kathleen Fader & Susan Rosenfield
14. 503-77-013-C
Richard & Tracy Saba
15. 503-77-013-E
Rusell Adams
16. 503-77-013-E
Rusell & Dorothy Hansen
17. 503-77-012-A
Anthony & Gloria Conyers
18. 503-77-011-A
201st Avenue LLC
19. 503-77-011-B
B C Stepien
20. 503-77-012-E
Lynn Adams
21. 503-77-012-C
Ken & Kim Chau
22. 503-77-012-G
Palm & Enriches Inc.
23. 503-77-008-D
Balboa Trust Ltd
24. 503-77-008-F
Preston Holdings LLC
25. 503-77-004-B
John & Kim Chau
26. 503-77-004-D
Ken & Kim Chau
27. 503-77-004-F
Daniel & Olivia Dall
28. 503-77-005
Cesar Gallardo
29. 503-77-009
Balboa Trust Ltd
30. 503-77-007
Balboa Trust Ltd
31. 503-77-014
Sanfill of Arizona INC
32. 503-77-012
Sanfill of Arizona INC
33. 503-77-003-B
Michael & Mary Longo
34. 503-77-002-B
Mary Makaus
35. 503-77-001-A
Mary Makaus
36. 503-77-001-B
PEM Investments LLC
37. 503-77-009-A
Roger & Carol Learned



Capital Pacific Homes
Building Dreams

Date: 01.24.06
Drawn By: DM
Revised: 03.29.06

Water Planning Consultants
Site Planning & Design
Environmental Analysis &
Landscape Design
7522 East Main Street
Suite 100
Phoenix, AZ 85018
Phone: (602) 964-1204
Fax: (602) 964-1232
www.waterplanning.com

Urban Design Studio L.L.C.

NORTH

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Foothills 40

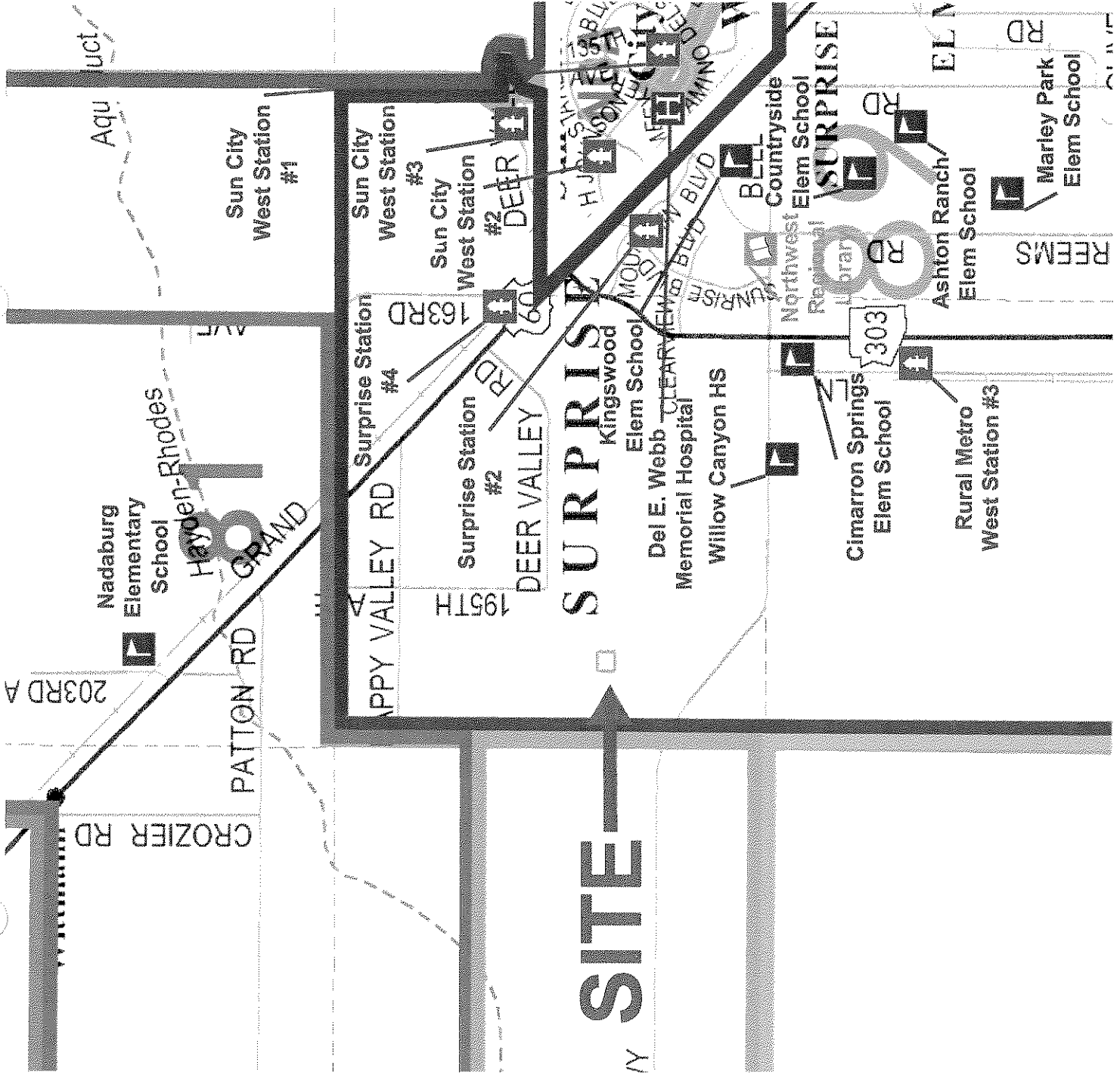
City of Surprise, Arizona

Zoning Exhibit

Figure 3
Regional Facilities

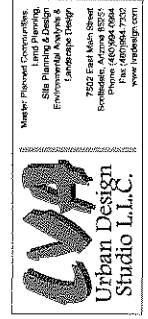
Legend

- Property Boundary
- Fire Department
- Library
- Public School
- Hospital
- Dysart Unified School District
- Morristown Elementary School District
- Nadaburg Elementary School District
- Peoria Unified School District
- Ruth Fisher Unified School District
- Wickenburg Unified School District
- Non Organized Areas



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Revised: 03.29.06



B. SITE ANALYSIS

1. Existing Land Uses

Existing land uses on the site consist of vacant desert lands and the Trilby Wash. No easements or right-of-ways appear in the title commitment. See Figure 4, *Existing Land Uses and Regional Transportation* for land use within and surrounding the property.

2. Existing Zoning

The Foothills 40 property is currently zoned General Commercial, C-3. The purpose of the C-3 zoning district is to provide for land intensive, retail or service operations. These services should be located in concentrated service areas with good accessibility to the public but should be carefully buffered from other uses and visibility from arterial streets. The zone is intended to be strictly commercial in character with expected disturbance due to traffic or overcrowding.

The existing Zoning for land surrounding the property is as follows:

North:	R1-43
South:	R1-43
East:	R1-43
West:	PAD with LDR, MDR and C-1

3. Existing, Pre-Development Conditions

a. Topography and Physical Features

The topography of the Foothills 40 property can be characterized as undeveloped desert rangeland with average slopes of approximately 1%. Site elevations range from 1390 feet to 1450 feet above mean sea level (MSL). See Figure 5 for existing topography.

b. Drainage

The tributary area of the project consists of a combined watershed of approximately two square miles, which extends south of the project and flows in a northeasterly direction. The flows exit the property to the north and confluence with the Trilby Wash. Flows which enter the property from the south and southwest originate from the northern slopes of the White Tank Mountains. While low flow drainage paths are well defined, larger flows exceed the capacity of the defined washes and reach the property as sheet flow or braided washes. The Trilby Wash does impact a portion of the project along the northern property boundaries.

The development shall comply with the City of Surprise's floodplain ordinance and the standards of the FCDMC floodplain criteria within mapped floodplains.

c. Soils/Geology

According to the Soils Survey of Aguila-Carefree Area, Parts of Maricopa and Pinal Counties, Arizona 1986, prepared by the United States Department of Agriculture Soil Conservation Service, two soil types exist within the project area. The project contains Antho Association and Gilman-Antho Association. Antho loam occurs in the southern portions of the site from 0 to 1 percent slopes. Antho is a well-drained soil that is light yellowish-brown and light-brown sandy loam to a depth of 47 inches and reddish-brown light sandy clay loam to a depth of 60 inches. Gilman-Antho loam occur in the central portion of the site and northern portions of the site from 0 to 1 percent slopes. Gilman-Antho is a well drained soil that is yellowish-brown loam approximately 5 inches thick. The underlying material is a light-yellowish brown loam and a very fine sandy loam to a depth of 64 inches.

d. Vegetation and Wildlife

The project area is categorized as Sonoran Desertscrub, Mixed Scrub Series. The majority of the project area is moderately vegetated with herbaceous growth, succulents, and woody species. Groundcover is approximately 50 percent in the general area, and approximately 75 percent along the ephemeral washes. Vegetation identified during field reconnaissance consists generally of scattered Creosotebrush and Brittlebrush. Concentrated along the washes are Mesquite and Catclaw Acacia. Sparsely scattered throughout the site are Barrel Cactus, Buckhorn Cholla, Desert Globe Mallow, Saquaro, Beavertail Prickley Pear and Ironwood.

Wildlife activity was observed within the project during field reconnaissance. Small lizards, Gambel's Quail, Mourning Dove, and Black-tailed Jackrabbits were observed.

e. Roads, Rights-of-Way and Utilities

The existing circulation system in the vicinity of Foothills 40 consists of Sun Valley Parkway, which is currently a four-lane divided roadway with access limited to median breaks at approximately one-mile intervals. All other roadways in the study area are unimproved and without right-of-way dedication, although various additional roads within the immediate vicinity of this project will be dedicated and improved as part of the Foothills 40 PAD.

◆ Foothills 40 ◆

City of Surprise, Arizona

Zoning Exhibit

Figure 4
Existing Land Use And
Regional Transportation

LEGEND

- Property Boundary
- Existing Major Arterial
- Proposed Major Arterial
- Existing Minor Arterial
- Proposed Minor Arterial
- Existing Dirt Road



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Date: 01.24.06
Drawn By: DM
Revised: 03.29.06



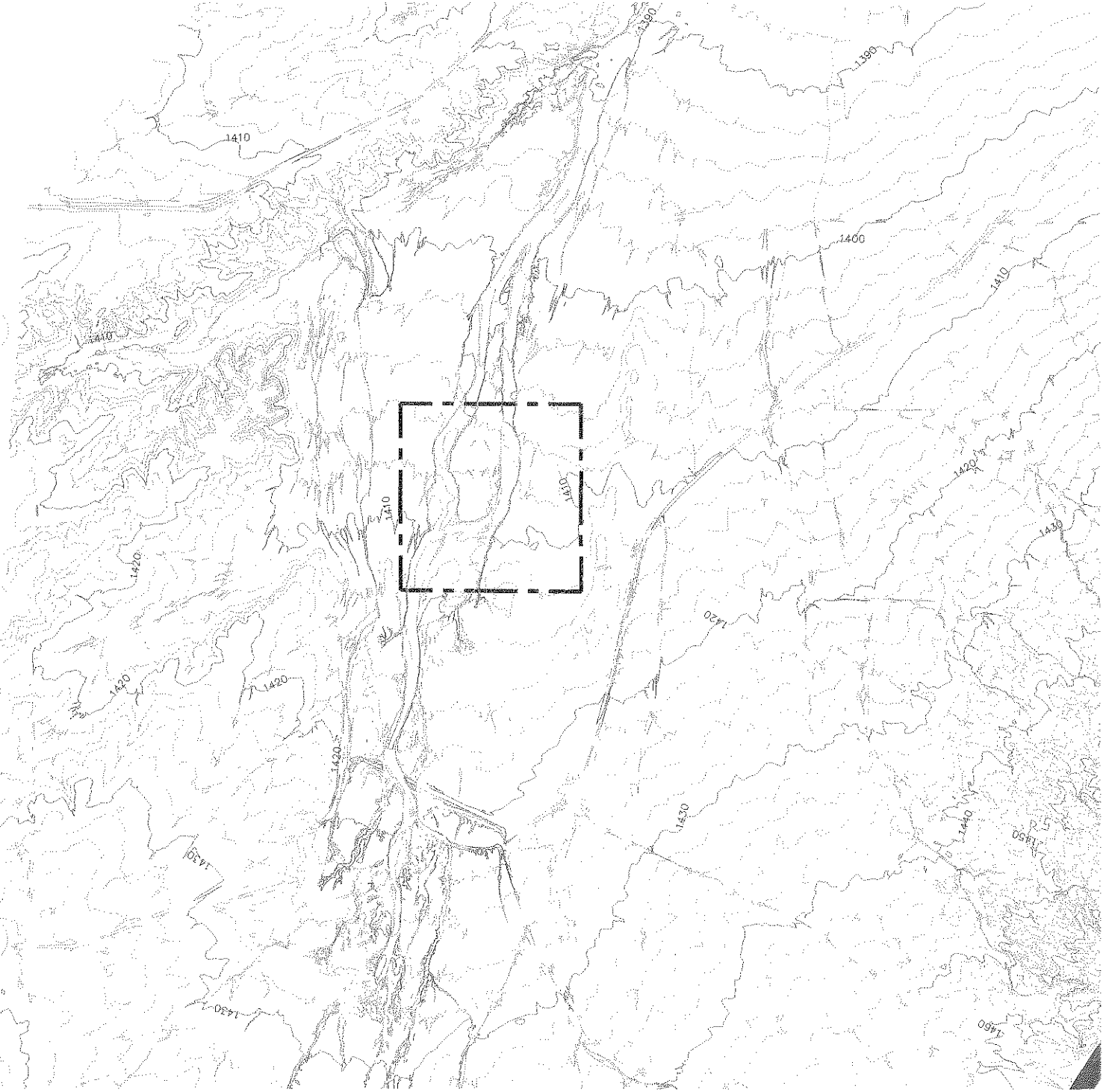
Zoning Exhibit
Figure 5
Area Topography & Drainage

Legend

— — — — — Project Boundary

— Site Drainage

2' Topography Contours



Capital Pacific Homes
Building Dreams

Date: 01.24.06
Drawn By: DM
Revised: 03.29.06



Not To Scale



Master Planned Communities
Land Planning
Site Planning & Design
Environmental Analysis &
Landscape Design
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Phone: (480) 994-1500
Fax: (480) 994-1502
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C. MASTER PLANS

1. Project Overview

Foothills 40 is an approximate 38 acre proposed Planned Area Development (PAD) located in the City of Surprise. Foothills 40 PAD includes a residential subdivision within the LDR land use category, open space and a water campus to serve this property and immediately adjacent properties. The land within the Trilby Wash will be designated as Open Space, with the remaining developable land (in accordance with a future approved Letter of Map Revision (LOMR)) designated as LDR to include a residential subdivision and water campus. As the future developable portion of the property is only approximately 13 acres, a single lot size is proposed for the property. The proposed product is an alley-loaded product on a 40' x 98.5' lot. The alley-loaded product is designed to provide garages in an alley at the rear of the homes, while the street frontage will include a variety of home product models, all with front porches and a variety of architectural facades, rooflines, articulations, building materials and colors.

The PAD includes an overall target density of 1.3 dwelling units per acre. Excluding the Trilby Wash land area of approximately 25 acres, the net residential density is approximately 3.8 dwelling units per acre. Approximately 50 dwelling units are proposed with a projected population of 134 residents. Proposed community amenities include a pocket park and community trail system that will connect with the Trilby Wash, providing a regional trail connection along the wash corridor. The residential parcel will include open space and recreational opportunities appropriate for the size and scale of the development parcel. Scenic view corridors will also be prevalent within the residential development along the edge of the Trilby Wash. The parcel will incorporate a consistent design theme including the landscape palette, subdivision monument signage, and theme walls.

The subdivision design will include a simple, local street circulation system with a single local street access point along 203rd Avenue. Due to the limited amount of street frontage along 203rd Avenue (approximately 600 linear feet or 0.1 miles) and small and irregular shape and size of the developable portion of the property, a future second public access point will be provided to the south when that property develops, providing two public access points and street connectivity to adjacent developments per Fire Department requirements. In the mean time, a second fire access point will be provided along 203rd Avenue at the end of a cul-de-sac with fire access gates. The residential product will include single family detached units. Each residential unit will include a front porch, and vehicular garage access will be from an alley in the rear yard. This will create a pleasant, attractive and pedestrian-friendly street environment with beautifully articulated front building facades with garages in the rear. Intimate, appropriately scaled open space areas will be provided for use by the residents of the development that will include amenities consistent with a pocket park,

including a tot lot, picnic tables, seating and other appropriate amenities, as well as trail access to the Trilby Wash.

Ingress and egress to Foothills 40 will occur from 203rd Avenue from the south. Additional surrounding roadways that will provide regional access include Sun Valley Parkway, Union Hills Drive, 195th Avenue, 207th Avenue, and the Yorkshire/Beardsley road alignment.

2. Land Use Plan

The Foothills 40 land use plan achieves the following planning objectives:

- Preserves the Trilby Wash as open space for its visual, hydrological, ecological, and quality of life benefits;
- Locates residential development outside the future floodplain (through Letter of Map Revision (LOMR), to be submitted with the final engineering documents) with viewsheds of the adjacent Trilby Wash to the north and White Tank Mountains in the distance to the south;
- Provides an internal pedestrian trail/sidewalk connection to the regional trail planned along the Trilby Wash;
- Locate residential units within close walking distance of open space amenities for direct access to recreational opportunities and trails;
- Provides appropriate visual and noise buffers between the water campus and adjacent residential subdivision;
- Provides for design flexibility through standards and guidelines that establish a high quality of design and allow creativity and innovation in subdivision and product type.

The Foothills 40 proposes an overall residential density target of 3.8 dwelling units per acre excluding the Trilby Wash. **Figure 6, *Land Use Plan***, provides a graphic depiction of the proposed land uses identified within with PAD.

a. Residential

The residential product proposed for this development includes a single family detached product with front porches and garages access via an alley in the rear of each unit. A variety of home product designs will be provided, including single story and two story units, each with a front porch and distinctive architectural features and styles. Because the garages are in the rear of the units, the front façade of each building will be architecturally attractive and will create a pleasant pedestrian friendly environment. Additionally, because no driveway will be necessary within the front yard, creative and attractive landscaping will dominate the front yard of each unit.

Due to the variety of product options and styles proposed for this development, the lot size will vary throughout the development. The lot sizes will range from 40' wide to over 60' wide with a lot depth ranging from 96.5' to 108.5 feet, including either ½ of the alley or the entire alley if it is single loaded. Although some of the lots are relatively narrow, the absence of driveways and garages in the front yard allows for a variety of unique front facades that will create an attractive, interesting and pedestrian-friendly streetscape environment.

The gross density of the development is 3.8 dwelling units per acre within the LDR land use category. The overall unit count of 50 units is proposed for the development, with a projected population of approximately 134 residents.

Preliminary examples of some of the house product front elevations are provided in the Appendix.

b. Water Campus

The proposed water campus located along the east boundary of the property is to serve the projects that are partners in the West Surprise Land Owners Group. Per the Master Water Study for the West Surprise Land Owners Group prepared by CMX, Inc and the Master Water Study for the Foothills East PAD prepared by Kimley-Horn and Associates, Inc. were used to determine the location and the size of the water campus. The campus is to be constructed east of the residential development. It will be constructed per the City of Surprise requirements and specifications. Approximately 2.3 acres will be used to facilitate the campus. Per the City of Surprise requirements, the campus will be constructed to limit the noise disturbances and visual disturbances by constructing pumping equipment within structures and limiting the height of storage tanks.

c. Open Space






The Foothills 40 PAD will include opportunities for active and passive recreational opportunities through the natural open space within the Trilby Wash corridor and the improved open spaces within the subdivision. Approximately 25 acres of the total property is within the Trilby Wash and will be preserves as open space. Improvements within the wash corridor will be limited to a trail on the south bank of the wash to connect with the future regional trail corridor within the Trilby Wash. The developer will work with the Parks Department to locate and construct the trail system along the Trilby Wash within the property limits.

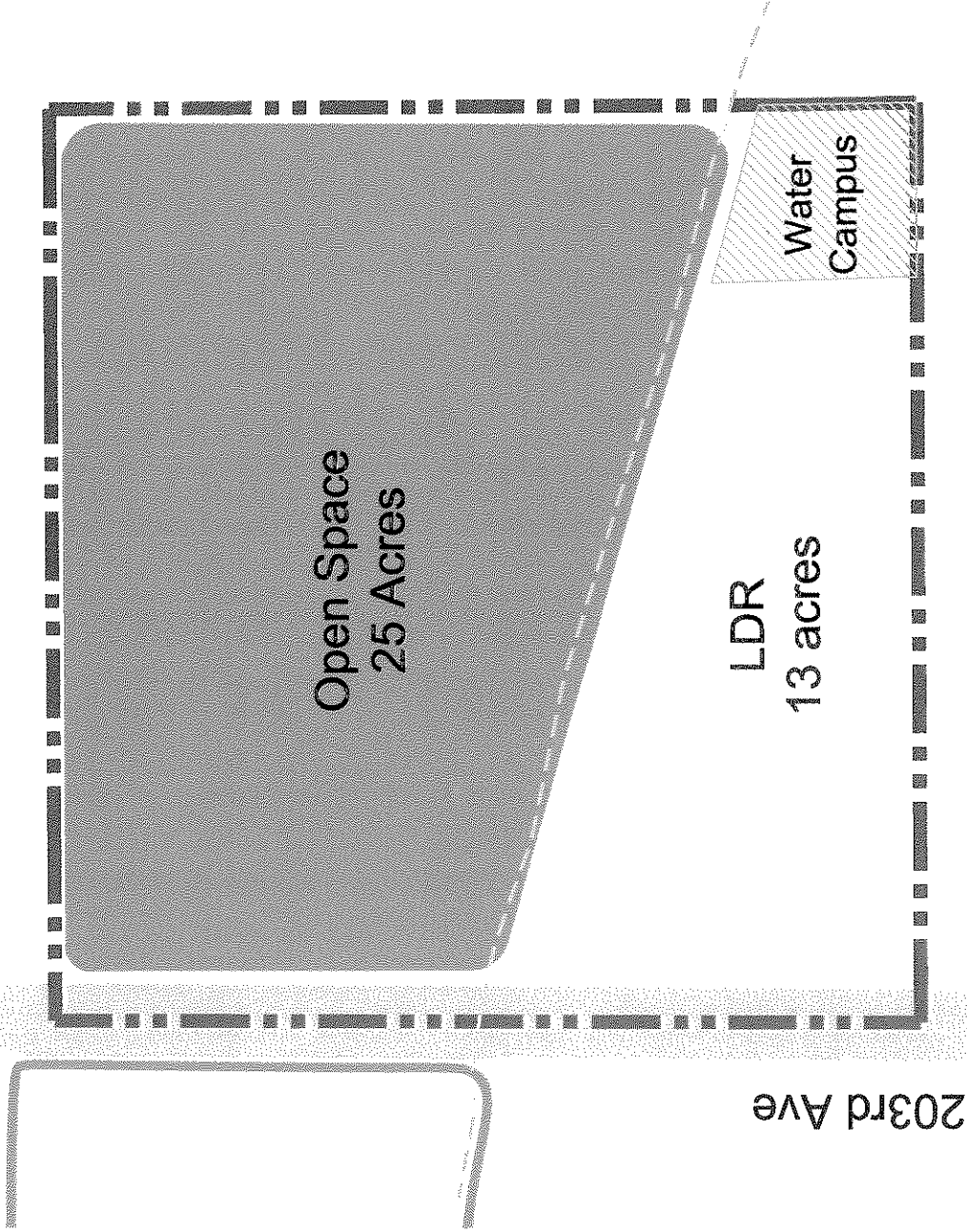
In addition to the natural open space, the project will include approximately 1.5 acres of developed open space to be uses as passive and active recreation for he residents of the development. Improvements

within these areas will include a tot lot, picnic tables, bar-b-que grills, seating areas, landscaping, retention, and trails connecting the sidewalks and trail within the Trilby Wash. Between the natural open space and the improved open space, approximately 26.5 acres of open space will be provided on the site, or approximately 70% of the total project area. Within the approximate 10 acres of land planned for residential units, 1.5 acres of open space will be provided, or 15% of the residential-designated land area.

Zoning Exhibit
Figure 6
Land Use Plan

Legend

-  Project Boundary
-  Open Space
-  LDR (3-5 du/ac)
-  Water Campus
-  Limits of Zone AE Floodway



Capital Pacific Homes
Building Dreams

Date: 01.24.06
Drawn By: DIM
Revised: 09.26.06



Master Planned Communities,
Land Planning,
Site Planning & Design,
Environmental Analysis &
Landscape Design
7502 East Main Street
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Phoenix, Arizona 85021
Phone: (602) 998-7700
Fax: (602) 998-7702
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Not To Scale

3. School Contribution

The Foothills 40 project does not generate the demand to warrant a school site on the property, particularly due to the size of the property. As a school is not warranted on this property, the applicant has agreed to provide a per rooftop contribution to the Dysart School District to assist in funding a school in the area. The per rooftop contribution has been committed to by the developer and a developer assistance agreement between the Dysart School District and the developer will be executed prior to final approval of this PAD.

4. Circulation

The implementation of an efficient circulation system within the Foothills 40 project is highly important to the overall quality of life for future residents and the entire region. The efficient and safe movement of vehicular and non-vehicular traffic within and throughout the project and adjacent to the project will enhance the overall value of the community, promote mobility and reduce the potential for traffic conflicts. The project fits in with the regional circulation system planned for the area, and demonstrated on **Figure 4: Existing Land Use and Regional Transportation**. The intent of the proposed circulation system is to create safe and efficient transportation opportunities for vehicular, bicycle, and pedestrian user groups.

a. Vehicular

The Foothills 40 project proposes the use of a public street system with standard City of Surprise cross sections as defined for minor arterial and local street classification categories. A Traffic Impact Study for the project has been prepared and is included as **Appendix B**. The report analyzes the impacts of the proposed land use plan and provides detailed analysis of the trip generation rates, traffic flow modeling results and a discussion of the relationship between on-site and off-site traffic.

The entire development will be served via 203rd Avenue, a minor arterial proposed as part of the regional roadway network in the area, to a local road serving the individual residential lots and the water campus. Due to the limited amount of street frontage along 203rd Avenue (approximately 600 linear feet or 0.1 miles) and small and irregular shape and size of the developable portion of the property, a future second public access point will be provided to the south when that property develops, providing two public access points and street connectivity to adjacent developments per Fire Department requirements. In the mean time, a second fire access point will be provided along 203rd Avenue at the end of a cul-de-sac with fire access gates. Street improvements for the arterial streets constructed to serve the 203rd & Trilby project will include 203rd Avenue. 203rd Avenue is classified as a minor arterial per the City of Surprise street classification maps.

All streets within or adjacent to the project will be constructed in accordance with the City of Surprise standard cross-sections. Additionally, in accordance with Fire Department requirements, vehicular fire access shall be provided within the development at distances not to exceed ¼ mile.

b. Bicycle and Pedestrian

All road alignments will be designed to accommodate bicycle and pedestrian circulation movements in addition to vehicular traffic movements. The Foothills 40 will incorporate detached sidewalks on 203rd Avenue to promote pedestrian safety and comfort. Additionally, all local streets within the development will include sidewalks set back from the curb to promote pedestrian safety and an attractive streetscape environment. Non-vehicular access will be provided to the various developed open space areas and to the regional trail within the Trilby Wash corridor. Pedestrian and bicycle systems will also provide connections to surrounding developments, such as the Surprise Foothills East project directly to the west of this project via the roadway network and Trilby Wash corridor.

5. Drainage

The Foothills 40 planned community will be designed to facilitate historical off-site storm water flows through the project by planning future development around the open space corridors that traverse the property. See the Master Drainage Study prepared by Kimley-Horn and Associates, Inc. for a detailed analysis of the existing and proposed drainage conditions of the project. The study analyses the off-site storm water flows that enter and exit the site as well as the proposed flows and conditions of the proposed uses.

Drainage structures will be constructed at wash corridor/collector roadway crossings to allow all-weather access to all portions of the site.

Per the City of Surprise General Plan, 4.6.4. states that the project is required to provide on-site retention of storm water for all developments. Sites adjacent to a channel or natural drainageway, having adequate outlet capacity to a major drainage outfall may have on-site retention requirements waived. This project is conceptually designed to provide a detention basin that will provide a pre versus post development flows for areas adjacent to the Trilby Wash Corridor.

Per City Code 16.20.050 states "The City council may, when it deems necessary for the health, safety or welfare of the present or future population on the area and necessary to the conservation of water, drainage and sanitary facilities, prohibit the subdivision of any portion of the property which lies within the one-hundred year floodplain of any stream as determined in the zoning ordinance. These floodplain areas shall be preserved from any and all destruction or damage resulting from clearing,

grading or dumping of earth, waste material or stumps, except at the discretion of the City council". This project prior to construction will not be within a 100-year floodplain. A CLOMR and LOMR will be approved prior to the approval of the construction documents for the project. Also per the City of Surprise General Plan section 4.5.4 the project will convey off site storm water flows from the alluvial fan, around the project thru drainage corridors. See a detailed analysis from the Master Drainage Report for Foothills East and Foothills 40 prepared by Kimley-Horn and Associates, Inc.

6. Utilities and Services

a. Water Service

The Master Domestic Water Plan meets the City's requirements and provides general locations and sizes of the major water infrastructure needed to provide domestic water service to the Property. The water service infrastructure includes domestic wells, water transmission lines, booster pumping stations, and water storage tanks for dedication to the City of Surprise.

The phased domestic water system is based on the densities and uses of the Foothills East and the Foothills 40 – Land Use Plan prepared by LVA Design Studio, L.L.C. The approximate sizing and conceptual locations for the domestic wells, major water transmission lines, booster pumping stations, and water storage tanks are shown in the Master Water Study for Foothills 40, prepared by Kimley-Horn and Associates, Inc. The Master Water Study for the West Surprise Landowners Group by CMX, L.L.C. has been utilized to aid in determining the timing of water storage tanks, water transmission line, and booster pumping station construction. A detailed analysis of the water distribution system for each phase will be completed with the submission of each phase's Domestic Water Plan during the preliminary plat submission.

Final design and locations of the water improvements shall be defined in the Domestic Water Plan which will be provided during the preliminary plat submittal.

On-site reclaimed water lines will be installed as part of the project. These lines will be sized to deliver water for irrigation of turf areas at open spaces within the project. No off-site lines or other infrastructure will be constructed as a part of this project. A connection, with backflow prevention, will be made to the potable water system for delivery of water to the open space until such time that the remaining reclaimed water system is installed, by others, and is operational.

b. Wastewater Service

The Master Wastewater Plan meets the City's requirements and provides general locations and sizes of the major wastewater infrastructure needed to provide sewer service to the Property. The infrastructure

includes sewer trunk and service lines within the road alignments for dedication to the City of Surprise.

The phased domestic sewer system is based on the densities and uses of the Foothills East and the Foothills 40 – Land Use Plan prepared by LVA Design Studio, L.L.C. The approximate sizing and layout of the trunk lines and laterals are described in the Master Sewer Study for Surprise Foothills, prepared by Kimley-Horn and Associates, Inc. The Master Sewer Study for the West Surprise Landowners Group by CMX, L.L.C was used to aid in the sizing and layout of the sewer lines for construction, also to confirm a gravity-flow system is adequate to serve the developments. A detailed analysis of the sewer system for the project will be completed with the submission of the Wastewater Plan during the preliminary plat submission. The regional wastewater treatment plant is to be improved to facilitate the wastewater flows generated from the community.

Final design and locations of the wastewater improvements shall be defined in the Wastewater Plan.

c. Electric Service

APS is the service provider in the area. There is no service for this area, although APS has approved two new sub-station locations to help serve the northwest surprise area. The sub-stations are located north and west of the property. These improvements are planned to be built as demand dictates. 69kv power lines are to be built along the existing power easement corridor north of the property.

d. Telephone Service

There is no existing telephone service in the immediate area. Qwest Communications is planning to supply service to the area.

e. Cable Service

There is no existing cable service in the immediate area. Cox Communications is planning to provide cable service to the area in the future.

f. Natural Gas Service

There is no service in the immediate area. Southwest Gas Company is planning to supply natural gas service to the area.

g. Fire / Emergency Response

The Foothills 40 is within the City of Surprise jurisdictional limits and will be served by the City of Surprise Fire Department. The closest existing fire station is Fire Station #2, located approximately 10 miles east of the property at Union Hills and Grand Avenue. In order to provide an acceptable level of service, additional fire stations will need to be located within the vicinity of this development to serve this and other projects in the area. A group of area property owners have formed the

West Surprise Landowners Group (WSLG) to address regional infrastructure and public facilities in the area. The group has proposed three fire stations to serve the regional area. The three fire stations are proposed to be located within the following developments: Benach property (Beardsley and 219th avenue); Fox Trail (219th Avenue and Pinnacle Peak); and Surprise Foothills (Deer Valley Road and approximately 235th Avenue). After various discussions with the Fire Chief regarding this proposal, a letter and graphic exhibit depicting the three proposed fire stations has been submitted by the WSLG to the Fire Chief for review and concurrence. Although not part of the WSLG, it is anticipated that the proposed fire stations planned in this area will be adequate to serve this property.

7. Development / Infrastructure Phasing

Due to the small size of the property, this project will be built in a single phase.

8. Management and Maintenance

a. Community Association Responsibility

A homeowners association will be created to manage common open space facilities owned by said Association(s) and govern the affairs of said Association(s) through a formal governance structure to be established in the Association(s) bylaws. The purchasers of property within the Foothills 40 community will automatically become members of the applicable Association and will be required to pay annual dues for the operation and maintenance of community facilities owned by the applicable Association.

9. Surprise General Plan Policy Checklist

1. LAND USE

- A. Locate higher density/intense residential land uses & transportation dependent uses near major roadway corridors to promote an efficient transportation system. **Page 27**

This project includes a single residential parcel within the LDR land use category.

- B. Does the project involve cluster development? Encourage clustering for preservation of natural open space within residential neighborhoods. **Page 28**

The property does cluster the residential development within the property to ensure preservation of the Trilby Wash and integration of a water campus to serve the development.

- C. Is the project located near any of the following areas - Daimler-Chrysler, Volvo, NW Valley Landfill, White Tank Mountains, Surprise Center, Luke AFB? If so, analyze policies that pertain to each individual location (see pages, 28, 29, 30, 96, 111, 146)

The project is located in the vicinity of the NW Valley Landfill and the Volvo Proving Grounds, but due to the location and distance of these facilities in relation to the project, it is not anticipated that these facilities will pose any impacts to the project, nor is it anticipated that the project will pose any impacts to these facilities.

- D. Is the project located near a designated "Gateway Area"? Is it a mixed use? Page 28

No. The project is not near a designated Gateway Area.

- E. Discourage strip commercial developments and free standing pads except where expressly permitted. Page 29

Strip commercial is not proposed with this PAD.

- F. Use building envelopes that provide for natural buffers between buildings in order to protect sensitive landforms, vegetation and/or wildlife corridors. Page 28

The sensitive landforms, vegetation and wildlife corridors all occur within the Trilby Wash, which will be preserved and designated as Open Space, which is a benefit over the existing C-3 zoning currently designated on the wash property.

- G. Locate regionally oriented retail and service uses or other high intensity employment uses along major roadways. With proper access, transitioning to lower intensity uses buffered adequately from residential uses. Page 29

There is no regionally oriented retail or service uses proposed with this PAD.

- H. Are planned trails and functional open space indicated as neighborhood connections? Page 29

The plan includes access to the future regional trail corridor within the Trilby Wash from the residential development parcel.

2. TRANSPORTATION:

- A. Provide service coordination that can ensure that transportation services connect as efficiently as possible, minimizing wait times. Page 62

The PAD connects to 203rd Avenue, a minor arterial providing regional connections to the south to Beardsley Road and Sun Valley Parkway.

- B. Bicycle & pedestrian facilities should be incorporated into the planning, design and operation of transportation systems. Page 62

Bicycle lanes will be provided on 203rd Avenue adjacent to the property and will connect with bicycle lanes provided on other arterial and collector roads in the area. Additionally, a connection will be provided to the future regional trail corridor along the Trilby Wash non-motorized user groups.

- C. Require pedestrian circulation plans to be submitted, along with vehicular circulation plans, as part of the review process. Page 63

Pedestrian circulation is shown on Figure 6, Land Use Plan.

- D. Encourage walkways near roads, but separate them from the curb whenever possible or provide a bike lane as a buffer. Page 63

Bicycle lanes will be provided on 203rd Avenue and sidewalks will be separated from the curb per the City of Surprise standard street cross sections.

- E. Provide adequate bicycle storage at all major employment centers, commercial centers, and transit centers. Page 63

There is no major employment, commercial or transit centers proposed as part of this PAD.

- F. Promote the use of traffic calming techniques in pedestrian areas to make vehicular speed limits self-enforcing. All traffic calming techniques will be evaluated by and will require the approval of the City Engineer. Page 64

The roadway network has been designed with appropriate vehicle travel speeds in mind. The residential subdivision will be designed to address appropriate traffic speeds within the overall design, as opposed to applying traffic mitigation elements after the fact.

3. ECONOMIC DEVELOPMENT:

- A. Avoid placing non-compatible uses adjacent to designated employment and commercial areas that will make future development of these uses difficult/unappealing (e.g. single-family homes abutting a business park without buffering). Page 94

No major employment and/or commercial uses are proposed near residential areas. The Trilby Wash, a major wash corridor, provides an

adequate buffer between the proposed residential development and the employment uses to the north. Additionally, appropriate buffers will be provided between the residential development and adjacent water campus.

- B. Maintain employment and commercial related land uses as prescribed in each Special Planning Area. Page 96

This development will not have a significant impact on land use ratios per SPA 3.

4. HOUSING:

- A. Locate residential areas that are appropriately sited and protected from incompatible uses yet integrated through both pedestrian and vehicular linkages. Appropriately site these areas with minimal adverse impact on the natural environment. Page 99

The PAD has been developed to protect the Trilby Wash and located residential uses with minimal impact on the natural environment. Pedestrian and vehicular linkages are demonstrated on Figure 6, Land Use Plan.

- B. New developments within or next to existing residential areas should enhance or contribute to the character or qualities of that area. Page 99

There are no existing residential developments adjacent to this project; however, the plan is consistent with the planned Surprise Foothills East PAD immediately west of the property.

- C. Encourage developers to cooperate and communicate with residents and homeowners' associations during the development review process prior to the official public hearings. Page 99 (Refer to Citizen Participation Ordinance).

While there are no existing residential properties adjacent to the site, notification to adjacent landowners will occur per the public notification and Citizen Participation requirements.

- D. Housing developments should be adequately provided with community facilities and services. Desirable community facilities and services include: parks with tot lots, benches, larger retention areas with ramadas. Shade trees, etc. Page 99

The project will include an appropriately-scaled open space element for passive and active recreation within the development, as well as trail access to the Trilby Wash, a major regional linear open space corridor immediately adjacent to the residential development parcel.

- E. Promote the following qualities: durable materials in construction that are compatible with the area's climatic and energy factors, encourage exterior detail and positive site-design features, utilization of open spaces, creation of a pedestrian environment, buffers between density transitions, minimize through or overflow vehicular traffic. Page 99

Durable materials and quality design features will be provided throughout the development, both in the overall community design and in the specific home and commercial product provided by builders.

5. OPEN SPACE AND RECREATION:

- A. Define a park as a tract of land that contains a mix of active and passive recreation facilities potentially including tot lots, defined and improved play field and/or sport courts areas, and picnic/seating/shade areas that are landscaped/hardscaped in a pleasing manner. Parks should generally be located in the center of their service area and can be developed jointly with schools & serve as retention basins for storm water. Page 109

An appropriately-scaled active and passive park/open space element will be included within the residential subdivision. In addition, the entire Trilby Wash corridor will be maintained as open space with a trail connection to the future regional trail corridor within the Trilby Wash.

- B. Strive to achieve an open space standard of six acres per 1000 residents. Establish a standard of six acres of parkland per 1000 population. Pages 109 & 111

The overall PAD includes 26.5 acres of open space. 25 acres is within the Trilby Wash corridor and will be maintained as natural open space with the exception of a trail corridor along the southern fringe. Within the residential subdivision, approximately 1.5 acres of developed open space will be included.

- C. Review the Open Space and Recreation Element in the city's consideration of development proposals to determine the need for new parks and their requirements generated by the proposed project. Page 109

The General Plan does identify a Community park in the vicinity of this property, however, the 38 acre site include approximately 25 acres of natural open space as part of the Trilby Wash and only approximately 13 acres of developable land (34% of the total land area). The site is not sized properly for a community park.

- D. Increase the amount of park and open space identified in the city's development agreements to total 13 percent (equally divided between parks & open space areas) of the net project area. Page 109

The total of open space as a percentage of the total net residential area of the project is approximately 70%. Excluding the Trilby Wash, the total open space is approximately 15%, exceeding the General Plan requirement.

- E. Neighborhood or school parks proposed as an amenity in a subdivision shall be developed in conjunction with the first phase. **Page 110**

No neighborhood or school parks will be provided as part of this PAD due to the small size of the residential development.

- F. Utilize natural washes as part of the trail system. Protect 10% slope areas and Palo Verde-Saguaro vegetation areas as open space. **Page 111**

A trail connection will be provided to the future Trilby Wash regional trail corridor. There are no slopes in excess of 10% within the developable areas.

- G. Protect ridge/crestline, steep-sloped (more than 10%) and Palo Verde-Saguaro vegetation areas as open space through the use of density transfer or purchase of development rights, acquisition, donation, or other acceptable methods. **Page 111**

There are no ridges/crestlines or steep slopes within the developable areas of the property.

- H. Discourage development within 100-year floodplains, encourage dedication of a continuous 25 foot min. setback on both sides. Development within 100 feet of floodplains will require a hydrology study to determine setbacks greater than 25 feet. **Page 111**

An estimate of the floodways and erosion hazard setback lines are provided on the Land Use Plan. Detailed hydrologic analysis will be provided at the time of plat to ensure the development is outside the future designated floodway and erosion hazard setback lines. A CLOMR will be approved prior to the approval of the final engineering construction documents. This CLOMR will take the project out of the floodplain.

- I. Ensure that natural drainage channels are protected and used as a connected trails system to link open space, parks, schools etc. **Page 111**

The Trilby Wash will be preserved as natural open space, and a trail connection will be provided to link the residential subdivision and pocket park with the regional trail corridor in the Trilby Wash.

- J. Development near floodplains (i.e. within 100 feet) will require a hydrology study to determine appropriate setbacks greater than 25 feet. Page 111

A hydrologic analysis will be provided at the time of plat to ensure protection of the wash areas and floodplains and to determine appropriate setbacks. See the Master Residential Drainage Report prepared by Kimley-Horn and Associates for the detailed hydrologic analysis for the Foothills 40 project.

6. PUBLIC SERVICES/COST OF DEVELOPMENT:

- A. Require developers to construct and pay for drainage facilities when their need precedes or exceeds the need of the city. Page 122

The developer will provide all necessary drainage facilities in phases as appropriate as the project is constructed.

- B. Ensure that major drainage channels are designed to convey the 100-year storm, that local streets can accommodate a 10-year storm, that collector streets can carry 10-year storm flows between curbs, and carry 10-year storm flows between property lines. Ensure that arterials and major arterials are designed to carry 10-year storm flows with one dry land in each direction, and hat retention/detention basins on all new developments can store water from a 100-year 2-hour storm event. Page 122, #'s 7 thru 11

All drainage and retention facilities will be constructed in accordance with City requirements.

- C. Require private developers to install all public utilities & facilities to state and municipal standards, as required. Page 123

Public utilities and facilities will be installed by the developer and/or service provider in accordance with applicable standards.

- D. When evaluating the development proposal, all indirect costs shall be considered (e.g. recreation programs, public safety). Page 124

Noted.

- E. All developers requesting project approval must work with the local school district to determine impact on the school system and strategies to address impact. Page 125

The developer will work with the Dysart School District to ensure their needs are addressed as it related to demand generated by the proposed PAD.

- F. Channel growth in areas that have existing infrastructure. Page 125

The project is near 211th Avenue and Sun Valley Parkway growth area and infrastructure will be provided as required.

7. ENVIRONMENTAL PLANNING/WATER RESOURCES:

- A. Require development to provide the equivalent of 3,000 gallons per minute of well capacity and a 1,000,000-gallon water supply facility for every square mile of land developed. Page 143

The project will meet the requirements for well capacity and water storage requirements.

- B. Utilize tank farm water supply facilities wherever possible. They will have multiple storage tanks and service large pressure zone defined areas. Page 143

The project will meet the City's water supply and pressure requirements.

- C. Require sixteen-inch and larger "plant-to-plant" water lines that connect the common water supply facilities. Page 143, #'s 11 & 12

The project will meet the City's water line and loop requirements.

- D. Ensure that all roadways are paved and maintained to reduce particulates in the air. Page 143

All required roadways within or adjacent to the property will be paved in accordance with City standards.

- E. Avoid development in flood prone areas and limit grading practices that contribute to flooding and erosion. Page 144

Development will be limited in future designated flood prone areas and drainage facilities will be provided to prevent flooding.

- F. Encourage water conservation in all new development through the utilization of drought tolerant plant materials, efficient irrigation system (drip/low flow), and through water conserving fixtures in all new residential and commercial construction. Page 144

Drought tolerant plant materials will be used. Appropriate water conservation fixtures will be provided to residents.

- G. Ensure noise mitigation along all high-volume roadways (e.g., SR 303, Grand Avenue, Sun Valley Parkway). Page 146

No high volume roads are proposed adjacent to the proposed PAD. Single family homes will be appropriately buffered from 203rd Avenue through setbacks and landscaping.

D. REGULATORY DEVELOPMENT STANDARDS & DESIGN CRITERIA

1. Purpose and Intent

This section is intended to provide the regulatory zoning provisions designated to guide the implementation of the subdivision design intent through the plan review and development permit process in accordance with provisions of the Planned Area Development District, Section 17.28.140 of the Surprise Zoning Ordinance. To that end, these provisions constitute the primary tools for use by the City of Surprise and the Developer in ensuring that the subdivision develops in conformance with the design intent presented by this document as adopted by the Surprise City Council. The provisions below are intended to apply to all property within the Foothills 40 PAD as defined within *Section A.2 – Property Legal Description*.

The development regulations will govern the land use density and location criteria within the PAD. Furthermore, this section includes development standards and design guidelines related to single family residential design guidelines that will apply to the subdivision. The intent of these standards is to ensure a high quality built environment while provide flexibility without compromising mutually-agreed upon goals and overall design intent for the PAD. Unless otherwise specified herein, all development within the PAD shall conform to all Ordinances, Codes, Policies and Regulations of the City of Surprise.

2. Zoning Base Districts

The entire Foothills 40 PAD falls under the “Planned Area Development” (PAD) Zoning District in accordance with Section 17.28.140 of the Surprise Zoning Ordinance. Within this section of the PAD document, development standards and zoning regulations will be defined based on the land use categories as identified on **Figure 6, Land Use Master Plan**.

The development regulation that will guide the development of the Foothills 40 PAD fall into two general land use categories: residential and open space. The residential land use category is Low Density Residential (LDR) and the open space category is Open Space. The LDR land use categories will establish a unique set of development standards and/or design guidelines that will govern the regulatory development process for the proposed subdivision.

a. LDR Land Use Category

The LDR land use category is designed to allow a low density residential development within the 3-5 dwelling units per acre density range as well as a water campus. The LDR land use category includes approximately 13 acres with an overall density of 3.8 dwelling units per acre. The water campus is provided on approximately 2.3 acres of the LDR development parcel.

The residential product proposed for this development includes a single family detached product with front porches and garages accessed via an alley in the rear of each unit. A variety of home product designs will be provided, including single story and two story units, each with a front porch and distinctive architectural features and styles. Because the garages are in the rear of the units, the front façade of each building will be architecturally attractive and will create a pleasant pedestrian friendly environment. Additionally, because no driveway will be provided within the front yard, creative and attractive landscaping and pedestrian-scaled design features will dominate the front yard of each unit.

In order to create a creative and varying streetscape, the lot size will vary throughout the development. The lot sizes will range from 40' wide to over 60' wide with a lot depth ranging from 96.5' to 108.5 feet, including either ½ of the alley or the entire alley if it is single loaded. Although some of the lots are relatively narrow, the absence of driveways and garages in the front yard allows for a variety of unique front facades that will create an attractive, interesting and pedestrian-friendly streetscape environment, while still providing appropriate and functional side yard setbacks.

Summary of Lot Sizes:

Lot Width: Range from 40' wide to 62' wide

Lot Depth: Ranch from 96.5' deep* to 108.5' deep**

(*lots that are 96.5' may include 10' of the rear alley while lot depths at least 106.5' deep may include the entire 20' alley)

LDR Principally Permitted Uses

The LDR land use category shall conform to the principally permitted uses provided within the R1-5 zoning district of Section 17.24.020A of the Surprise Zoning Ordinance, with the following exceptions:

- Temporary Model Homes (up to 2 years) shall be permitted as a principally permitted use;
- Water production, treatment, storage, pump stations or related facilities, sewer lift stations and other related facilities, and other public infrastructure facilities shall be permitted as a principally permitted use;

LDR Conditionally Permitted Uses

The LDR land use category shall conform to the conditionally permitted uses provided within the R1-5 zoning district of Section 17.24.020B of the Surprise Zoning Ordinance, except as provided for under LDR Principally Permitted Uses above.

LDR Permitted Accessory Uses

The LDR land use category shall conform to the permitted accessory uses provided within the R1-5 zoning district of Section 17.24.020C of the Surprise Zoning Ordinance.

LDR Development Standards

The Foothills 40 PAD establishes specific development standards to meet the needs of the proposed product planned for the subdivision. As this project is small in size and only includes one subdivision, the standards of the Single Family Residential Design Guidelines shall not apply to this PAD. The development standards for this PAD are as follows:

Residential Development Standards

Front Yard Setback:	15 feet
Side Yard Setback:	5 feet
Corner Side Yard Setback:	10 feet
Rear Yard Setback:	13 feet
Street Setback Along 203 rd Ave:	25 feet

Minimum Lot Width:	40 feet
Minimum Lot Depth:	96.5 feet (including ½ rear alley)
Minimum Lot Area:	3,840 feet
Maximum Building Height:	30 feet

Water Campus Setbacks

A minimum 10' perimeter landscaped setback will be provided around the entire water campus parcel to provide additional visual and noise buffer to adjacent properties. If the water campus is expanded into the property to the south and/or east in the future, at that time the perimeter landscape setback along the south and/or east side of the water campus can be removed in order to accommodate for the expansion.

Water Campus Maximum Height: 16 feet for all structures within the water campus parcel.

Water Campus Visual and Noise Buffering

All equipment and material necessary for the water campus will be completely within an enclosed building or structure to a height not to exceed 16 feet.

If there are any conflicts or inconsistencies between the LDR permitted uses or development standards defined within this PAD and the R1-5 zoning district development standards defined within the Surprise Zoning Ordinance, the PAD standards shall apply. Development within the LDR land use category shall defer to the R1-5 zoning district standards for any development or performance standards not defined within this PAD.

b. Open Space (OS) Land Use Category

The OS land use category is designed to preserve and protect the Trilby Wash from development. The OS land use designation includes approximately 25 acres of the 38 acre property. No development will occur within the area with the exception of a trail corridor along the southern fringe of the wash along the length of the property to provide connectivity to the regional trail planned along the Trilby Wash.